

TO LET

A DEVELOPMENT BY STAFFORDSHIRE COUNTY COUNCIL GROUND & FIRST FLOOR OFFICE ACCOMMODATION

CELEBRATING
30 YEARS OF PROPERTY
CONSULTANCY

Waterside Court, Third Avenue,
Centrum 100, Burton on Trent,
Staffordshire, DE14 2WQ



Simon Walker

Tel: 01283 500030

Email: simon@salloway.com

Rents: From £223.60 per calendar month. No VAT to pay.

- Prominently located, forming part of the highly successful Centrum 100 Mixed Use Development.
- Easy access to the main A38 trunk road, local amenities and the town centre.
- Gated security access point and CCTV.
- Flexible terms with monthly rental licences available.
- Free parking on site.

184 Horninglow Street,
Anson Court,
Burton upon Trent, DE14 1NG

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Location

Forming part of the highly successful Centrum 100 Business Park, Waterside Court provides easy and direct access to the main A38 trunk road at the Branston junction.

The latter provides good access to the national road network and consequently the major regional centres of Derby, Stoke on Trent, Birmingham and Nottingham.

It is within approximately 2.5 miles of the town centre and convenient travelling time of the A50 also.

Description

Gretton House (2 storey) and Studio Buildings 1, 2 & 3 (ground floor accommodation):

The buildings are of cavity brick and concrete block construction with tile clad roofs and finished to a high-level specification. The office suites mainly comprise painted walls, suspended ceilings, double glazed windows with powder coated multi-locking aluminum frames, electric convection heaters, carpeted floor coverings, remote door access system, security alarm, and dado trunking in Gretton House.

In addition, each building has a communal entrance hall, kitchen and toilet facilities and there is intercom security access to the building.

Externally is a block paved service road and parking areas, gated, security access point and CCTV.

Benefits of Waterside Court

- Near to local amenities including Morrisons (with fuel), McDonald's, Curry's, Bannatyne's & Costa Coffee.
- Adjacent canal for walking/cycling.
- Secure site with barrier system.
- 24 hours access.
- Each office has a linked door entry intercom system.
- Ample parking spaces on site.
- Meeting rooms available.
- Green space with seating.
- Disabled access.
- Secure post boxes and entrances for post and deliveries.
- Refuse areas.
- ESBC marketing to help promote your business.
- Electric use is metered to each office.

Accommodation

Please refer to the attached availability schedule.

All areas referred to in these particulars are approximate.



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Services

Mains electricity, water and drainage are connected.

Telephone connections are available, subject to British Telecommunications regulations.

Parking Facilities

Within the block paved courtyard area.

Rates

100% small business rate relief available. If qualifying, a Tenant will pay zero Business Rates.

All interested parties are advised to make their own enquiries with East Staffordshire Borough Council.

Energy Performance Certificates

The premises have the following energy performance ratings:

Gretton House:	Band C
Studio 1:	Band D
Studio 2:	Band D
Studio 3:	Band E

Copies of the energy performance certificates are available upon request.

Lease Terms

The accommodation is available on a monthly Licence on an internal repairing basis. Staffordshire County Council, as Landlords, are responsible for the main structure, exterior and roof.

Rent – per calendar month

Please refer to the attached availability schedule.

The rent is exclusive of uniform business rates and utility charges.

The rent is due on the first day of the month in advance payable by Direct Debit. One month's written notice is required to terminate.

Value Added Tax

The rent is **not** subject to VAT.

Utilities

Please refer to the attached availability schedule.

References

Staffordshire County Council will require references from prospective Tenants to include their bank, accountant and two trade or personal referees together with three current bank statements and proof of address, to include a recent utilities bill, driving licence or passport. They will also require a copy of your Public Liability to the amount of £5 million.



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Legal Costs

Each party are to bear their own legal costs.

Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Lessee.

Viewing / Further Information

For further information or to arrange a viewing please contact the sole agents: -

Salloway:

Contact: Simon Walker
Tel: 01283 500030
Email: simon@salloway.com



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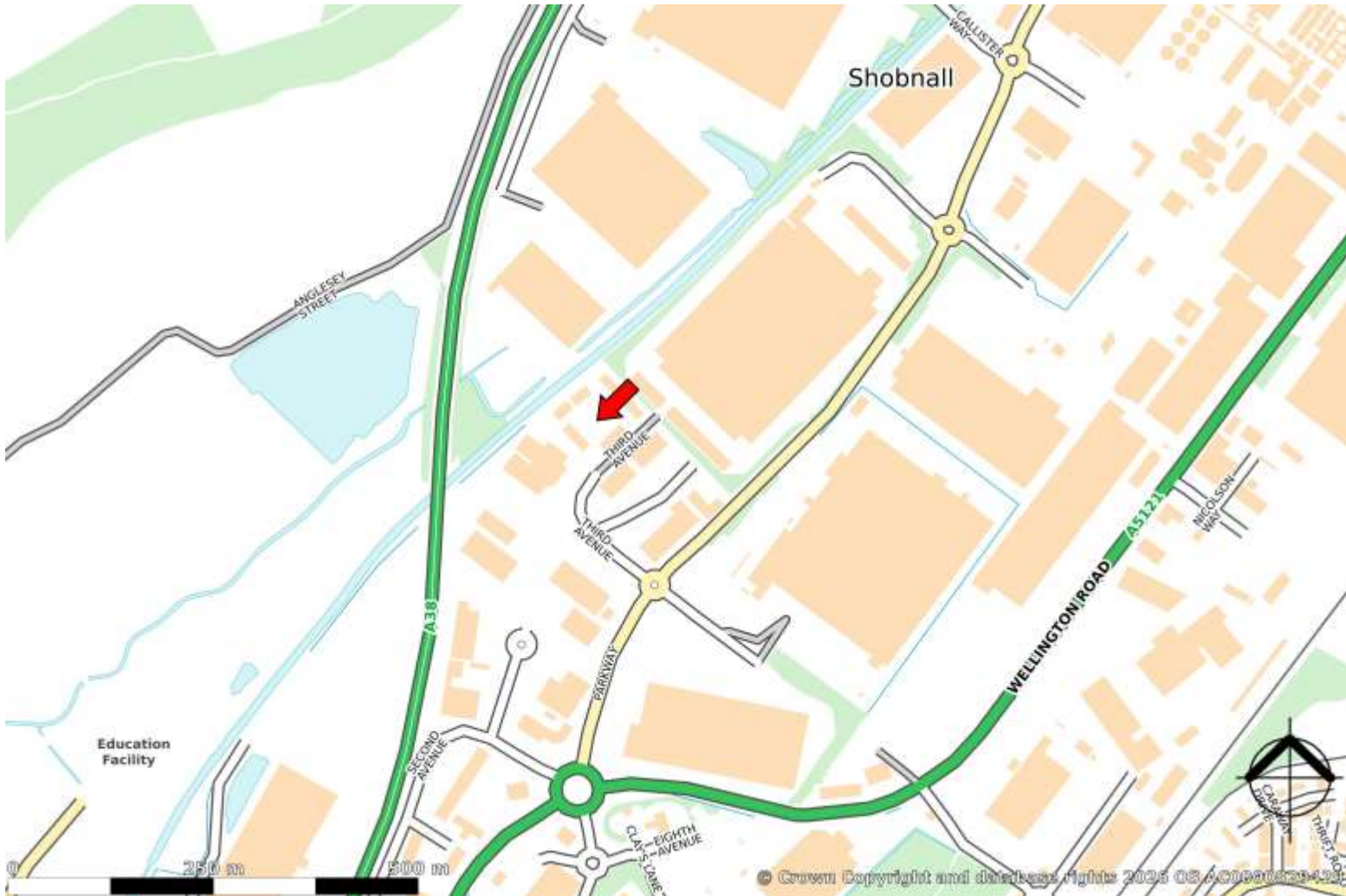
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WATERSIDE COURT

Staffordshire County Council
Third Avenue
Centrum 100
Burton upon Trent
Staffs, DE14 2WQ

UNITS/OFFICES CURRENTLY AVAILABLE – April 2026

UNIT/OFFICE	DETAILS	SIZE SQ. FT	SIZE SQ.M	LICENCE FEE £
St1 Unit 18 & 19	Office	320	29.72	447.20
St2 Unit 8 & 9	Office	320	29.72	447.20
ST2 Unit 12	Office	160	14.86	223.60
ST2 Unit 17	Office	160	14.86	223.60
G.H Office GF 1	Office	194	18.02	335.57
G.H Office FF 11	Office	237	22.01	410.46
G.H Office FF 12	Office	248	23.03	428.47
G.H Office FF 13	Office	301	27.96	518.47
G.H Office FF 14	Office	269	24.99	479.59

(St –Studio, GH– Gretton House (GF-Ground Floor, FF– First Floor)

Electric is metered and charged on a Monthly Basis. A Standing Charge of £8.40 per month is applicable. Water charge is £6 per Month

Business Rates ARE NOT INCLUDED and are payable to East Staffs Borough Council by the Licensee. Telephone 01283 508658.

The Licence Fee is due on the first day of the month IN ADVANCE. Payable by Direct Debit. One month's written notice is required to terminate.

A Copy of your Public Liability is required to the amount of £5 Million.

References are required – 3 x Current Bank Statements, Accountant, 2 Traders, landlord.
Also, proof of Address – Recent Utilities Bill, Driving Licence, Passport

**THESE DETAILS ARE FOR INFORMATION ONLY AND DO NOT
FORM PART OF A BINDING CONTRACT.**